

FOR SALE

AMV: €295,000

File No. c832.CWM



Bayview, Clonard Road, Wexford

Period house on c. 0.46 acres

- Bayview is a stone built period house dating from the early 19th century, probably once connected with the estate of Clonard House.
- Over the years the property was modernised and is now in need of some refurbishment.
- It is an exceptional private site extending to c. 0.46 acres, in this quiet cul-de-sac, in the centre of Clonard – on the outskirts of Wexford town
- With large rear garden, ideal for family use.
- Viewing strictly by prior appointment with the sole selling agents only.



**Kehoe
& ASSOC.**

Bayview, Clonard Road, Wexford

Set on a mature site extending to c. 0.46 acres, Bayview is quietly tucked away just off the Clonard Road, on the outskirts of Wexford Town. The property is in need of some refurbishment and stands under a slated roof, with mostly PVC double glazed windows, oil fired central heating, lovely private well-maintained gardens. Bayview offers extensive accommodation, laid out over two floors, extending to c. 251.13 sq.m. / 2,703 sq.ft. It is perfectly positioned and would be an ideal family home.

The property has the benefit of mains water, septic tank drainage and ESB.

All in all, it is an excellent opportunity to acquire this fine period detached home.

To arrange a suitable viewing time, contact the sole selling agents, Wexford Auctioneers, Kehoe & Assoc. at 053 9144393.



ACCOMMODATION

Entrance Porch	2.55m x 2.50m	
Entrance Hallway	1.80m x 4.61m	
Reception Room 1	5.13m x 4.79m	With marble fireplace and solid fuel burning stove. Solid timber floor, ceiling coving and centre piece.
Bedroom 5	4.73m x 2.80m	Sliding door leading to patio area outside.
Reception Room 2	4.62m x 3.90m	With marble fireplace, archway to:
Sun Room	5.65m x 3.21m	
Kitchen/Dining Room	5.21m x 3.72m	With fitted kitchen, wall and floor units, some integrated appliances, tiled floor and splashback.
Utility Room	5.50m (approx) x 2.24m	
Rear Hallway	3.11m x 0.85m	
Store Room 1	2.83m x 3.22m	
Store Room 2	3.68m x 1.57m	
Stairs to first floor		
Landing Area	4.72m x 1.81m	
Bedroom 1	5.12m x 4.85m	Marble fireplace with tiled inset, extensive fitted wardrobes, ceiling coving.
Bedroom 2	4.66m x 3.52m	With fitted wardrobes and cast iron fireplace.
Rear Hallway	5.36m x 1.45m	
Bedroom 3	5.14m x 3.67m	With fitted wardrobes.
Bedroom 4	3.73m x 3.62m	
Shower Room	3.47m x 1.39m (approx.)	W.C., w.h.b., shower stall with Triton power shower.
Family Bathroom	2.68m x 2.41m	With w.c., w.h.b. and bath.

Approximate Floor Area: c. 251.13 sq.m. / 2,703 sq.ft.





Features

- Fine period home.
- Detached, set on c. 0.46 acres.
- Close to all amenities.
- Ideal opportunity.

Outside

- Detached fuel house with loft over, under slated roof.
- Mature private setting

Services

- Mains electricity.
- Mains water.
- Septic tank.
- OFCH
- PVC double glazing (mostly)

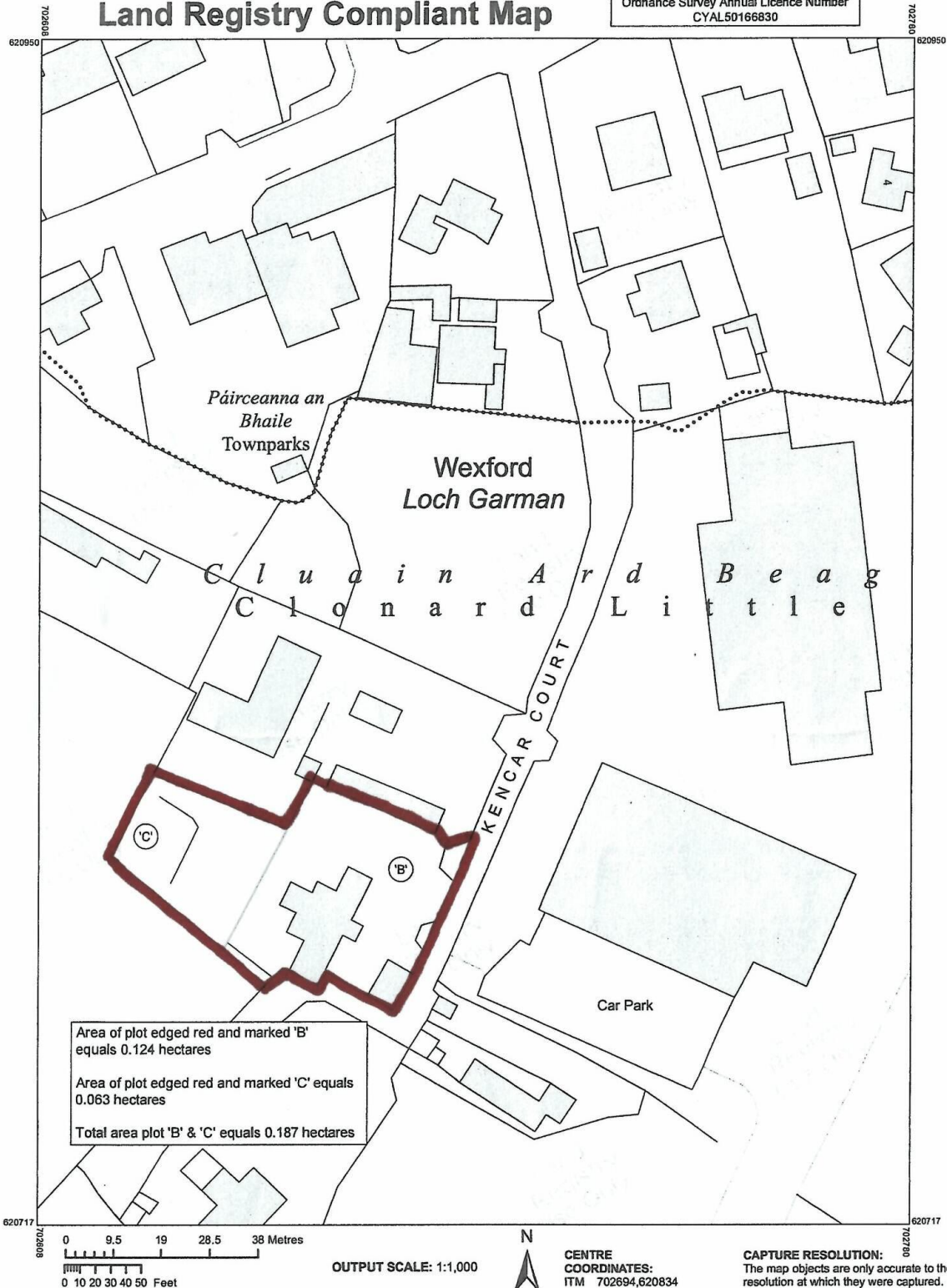
Please Note: May qualify for the Croí Cónaithe Towns Fund with grant aid with up to €30,000. For more details visit <https://www.gov.ie/en/publication/c2183-croi-conaithe-towns-fund/>

Directions: In Wexford town proceed up Summerhill passing Wexford GAA Park on the left hand side. Continue straight ahead through the two small roundabouts just after Clonard Church. Continue for approximately 500m and turn left signposted for Ashgrove Fitted Kitchens. Proceed down here and the property for sale, Bayview is approximately 250m down here on the right hand side.

Eircode: Y35 AWX7

Land Registry Compliant Map

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Murrinstown
Wexford

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GROUND FLOOR



FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and applications shown here have not been tested and no guarantee as to their operability or efficiency can be given.

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Building Energy Rating (BER): D2 BER No. 113461875
Energy Performance Indicator: 284.21kWh/m²/yr

VIEWING: Strictly by prior appointment with the sole selling agents.

Sales Agent

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